

4.6 ARCHITECTURAL THEME AND TREATMENT OBJECTIVE

A distinct architectural image for the Downtown should be based on 8 mixed theme of building styles derived from the architectural heritage of Downtown Belmont. Creative architectural design should be encouraged to utilize the historic forms in innovative and attractive ways.

ARCHITECTURAL THEME AND APPEARANCE POLICIES:

4.6.1 Architectural Theme Zone Policy. Architectural theme zones are established within the Downtown to maintain a cohesive architectural image which reflects the heritage of Belmont and the types of buildings which are currently being built within the downtown, and ensure a compatible and united yet diverse building theme and style. These zones include a wood residential zone in the area at the base of the western hills and Village Center, a Mediterranean theme zone along El Camino Real including the area and a mixed theme zone of both styles in the area east of El Camino Real as shown in the Architectural Theme Zones Map, Figure 4.4.

4.6.2 The Wood Residential Theme Zone. The wood residential style is expected to govern the development of residential, office and commercial buildings yet retain a character associated with the heritage of wood framed and clad buildings in both the old Downtown as well as the residential areas of the City. Established styles range from Italianate to Queen Anne Victorian, Stick and Shingle Style as well as Bungalow Craftsman Style. Each of these styles when taken together has characteristic features associated with the detailing of roofs, the detailing of the sides and facades of buildings, including window and doorway ornamentation, as well as the first floor and building/ground relationship.

Design Guidelines. The following design guidelines are set forth; and demonstrated in Figure 4.5, Wood Residential Prototype.

1. **Roof Features and Treatment.** Roofs shall be predominantly steeply pitched including a variety of roof types such as hipped roof with cross gables, front gabled roofs with cross gables, side gabled roofs, cross gabled roof or gambrel roof. Eaves shall be detailed whether unenclosed overhangs with decorative beams and braces or boxed and enclosed with molding and accents. Roofs may be multi-level and may include dormers ranging from gabled, hipped, curved, eyebrow, arched, pedimented or shed forms.
2. **Facade and Wall Treatment.** Facades should be generally asymmetrical and employ a variety of devices for avoiding flat wall surfaces including irregularities in ground plane, use of frequent bay windows, wall insets or projections, and changes in the horizontal continuity of the wall plane. Devices to break up the continuity of the wall plane elevation include overhanging gables in upper stories as well as projecting wall shapes and dormers. Wall materials should be shingle or clapboard or board siding and should be applied in consistent patterns of detailing and decorative wood window surrounds can be simple or